

## 1. Applicant Identification

The applicant applying for federal funding is the City of Lincoln City.

801 SW Highway 101, PO Box 50

Lincoln City, Oregon, 97367

## 2. Funding Requested

a. Assessment Grant Type: Community-wide

b. Federal Funding Requested:

i. The City of Lincoln City is requesting \$300,000 of federal funding to complete the proposed project.

ii. The City of Lincoln City is not requesting a Site-specific Assessment Grant waiver.

## 3. Location

CWA funds will serve Lincoln City. Lincoln City is in Lincoln County, Oregon. This project will not serve tribally owned lands or tribal fee lands.

## 4. Property Information for Site-Specific Applications

Does not apply.

## 5. Contacts

a. Project Director:

Jodi Mescher, Economic Development Coordinator

541-996-5365 [jmescher@lincolncity.org](mailto:jmescher@lincolncity.org)

801 SW Highway 101, PO Box 50

Lincoln City, OR, 97367

b. Chief Executive/Highest Ranking Elected Official:

Dick Anderson, Mayor

541-996-8482 [danderson@lincolncity.org](mailto:danderson@lincolncity.org)

801 SW Highway 101, PO Box 50

Lincoln City, OR, 97367

## 6. Population

The population in Lincoln City is 9,170 (based on 2019 census estimate).

## 7. Other Factors Checklist

Community population is 10,000 or less.

## 8. Letter from the State or Tribal Environmental Authority

Letter from Oregon DEQ is attached.





# Oregon

Kate Brown, Governor

## Department of Environmental Quality

Western Region Eugene Office

165 East 7th Avenue, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

October 26, 2020

Terri Griffith  
U.S. Environmental Protection Agency, Region 10  
1200 Sixth Avenue, Suite 155  
Mailstop: ECL-133  
Seattle, WA 98101-3140

RE: DEQ Support for FY2021 Community-Wide Assessment Grant Application for Lincoln City, Oregon.

Dear Ms. Griffith:

The Oregon Department of Environmental Quality is pleased to acknowledge the Community-wide Assessment Grant Application from Lincoln City. The focus areas of the Lincoln City Assessment are properties along northwest Highway – 101 that have the potential for hazardous substances and/or petroleum contamination. These properties include a former gas station, automobile repair facility, and a former dry cleaner. These same sites, once assessed, and, if necessary, cleaned up, will help eliminate blight and depreciating property values, attract job producing private investments including workforce housing, enhance the visual quality of the community, and improve the connection between the targeted area and the Pacific Ocean.

Lincoln City is requesting \$300,000 in funding for hazardous substance and petroleum assessments to be accomplished over the 3-year grant period. Lincoln City anticipates performing six Phase I and four Phase II Environmental Site Assessments (ESAs), two cleanup plans and four reuse plans, and community engagement activities.

DEQ encourages EPA to fund Lincoln City's Community-wide Assessment Grant application.

Sincerely,

Michael E. Kucinski, Manager  
Western Region Cleanup and Emergency Response

ec: Jodi Mescher, Lincoln City  
Mary Camarata, WR BF Coordinator  
Cheryl Grabham, HQ BF Manager

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields**

#### **1.a.i. Background and Description of Target Area**

Lincoln City, Oregon is a rural town of around 9,000 residents on the central Oregon coast and is a strictly tourism-based town. European settlers began coming to the area in the mid to late 19<sup>th</sup> century. The area was remote, with a heavy focus on resource extraction, principally timber, fishing, and agriculture, until Highway 101 was constructed. The completion of Highway 101 in the 1920s allowed for easy travel along the Oregon coast, an influx in tourism, and a rush to develop communities as they became accessible. Like much of the coast, a series of small communities evolved to support an auto-centric tourism industry and Lincoln City incorporated in 1965. Increased access to affordable automobiles gave way to demand for commercial activity and industry to support an auto-centric community, including gas stations, auto repair shops, commercial cleaners, and related industry built along Highway 101. Lincoln City continues to be a tourism-based town that relies on the Highway 101 corridor.

The legacy of contamination left as a result of auto-oriented patterns of community and economic development continues to create barriers for redevelopment in Lincoln City. Derelict and abandoned gas stations and commercial centers dot the 101 corridor, leading to blighted underinvestment in the city and leap-frog development that has continued to displace other development opportunities. The USEPA Community Wide Assessment (CWA) funds will benefit Lincoln City by increasing the capacity to achieve next steps in development by addressing blighted and underdeveloped areas. The CWA funds will benefit all of Lincoln City, but the primary focus will be vacant and underutilized properties in census tract 9503.04 which is a designated Opportunity Zone, the only Opportunity Zone in Lincoln County. There are properties within the census tract that are adjacent to Devils Lake, a meso-eutrophic, 685-acre coastal lake that suffers from periodic Harmful Algal Blooms as a result of excess nutrients, due in large part to rural-residential development relying on septic systems. It has an approximately 12 square mile watershed, including EPA 303d listed Thompson Creek. The lake and its tributaries are home to ESA listed Oregon Coastal Coho Salmon. A seasonal impoundment on the system has been shown to increase erosion and restrict migration of anadromous species. CWA funds will also benefit underutilized and vacant properties in the Taft community to the South of Lincoln City, including the redevelopment and alignment of reuse plans of a former school bus parking lot and maintenance building.

#### **1.a.ii. Description of the Priority Brownfield Site(s)**

Census tract 9503.04 is within the Year 2000 Development Plan Urban Renewal Area and has been a high priority for capital investments for public and private redevelopment. This target area has a lower income and a higher poverty rate. CWA funds will provide an opportunity to support private redevelopment through removing brownfield barriers. There are multiple sites in the target area that are identified as vacant or underutilized in a recently completed inventory of potential brownfield sites. The sites of greatest concern within the target area due to their impacts to the environment and health of the target population include:

- 2510 NE Highway 101: The Urban Renewal Agency acquired this former gas station and conducted Phase I and Phase II ESAs on the site. The Phase II assessment identified a need for further action. Grant funds would be used for next steps in redevelopment of the site to align remediation plans with the proposed development. Completing necessary remediation on

this site is a priority because of its proximity to residential properties. The City is partnering with a non-profit developer on the property directly to the East to support the construction of income qualified affordable workforce housing units.

- 2424 NE Highway 101: The property was leased to a former auto repair shop and is now an existing auto repair shop under different business ownership. This property is a priority because of its proximity to the affordable workforce housing redevelopment site mentioned above. Grant funds would assist in providing support for private redevelopment efforts to address brownfield concerns related to the historic and current use of this site through outreach with the property owner to align reuse plans with the property owner's priorities.
- 1954 NE Highway 101: This property, owned and operated as a former dry-cleaner, causes concern over potential contamination issues. The property is currently vacant and for sale. Without assessment and remediation actions, and reuse planning on this site, sale, lease or redevelopment on this property will be challenging.

### **1.b. Revitalization of the Target Area**

#### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

To address the brownfield challenges outlined in *Section 1.a.ii.*, Lincoln City is requesting \$300,000 of CWA grant funding for assessment of brownfield sites in the target area. 6 Phase I and 4 Phase II ESAs will be conducted, community and stakeholder meetings will be held, and remedial action plans will be aligned with City-wide redevelopment goals. The target area lies within the existing Year 2000 Development Plan Urban Renewal Area (Year 2000 Plan). This Year 2000 Plan is in compliance with the City's Comprehensive Plan and is intended to further the objectives of the Comprehensive Plan. This district was established by the Urban Renewal Agency (URA) with the mission to eliminate blight and depreciating property values, attract job producing private investments that will improve property values, improve the visual quality, and establish positive linkage between the Area and the Pacific Ocean, all in a manner that is compatible with the City's natural and built environments. Site assessment and planning within the target area will directly support the goal of the URA to eliminate blight and depreciating property values by investing in private redevelopment opportunities. Another objective of the Year 2000 Plan is to cooperate with property owners in the rehabilitation of their buildings and property. URA and City economic development funds been used to assist property owners with rehabilitation through small loan programs for building façade and energy efficiency improvements to existing buildings<sup>1</sup>. The City will create a similar Brownfield Redevelopment tool to continue supporting property owners with projects that require environmental assessment and further actions for redevelopment to achieve more productive use. The priority brownfield sites identified in *Section 1.a.ii.* are priorities because of their proximity to current and future residential areas. Housing objectives adopted by City Council in the Lincoln City Economic Development Analysis and Housing Needs Assessment (2017) include: encourage the development of affordable and workforce housing and investigate ways to reduce fees on new construction of affordable and workforce housing while ensuring new infrastructure is not underfunded, and design attractive neighborhoods that offer housing within walking distance to schools, jobs, shopping, and services<sup>2</sup>. These objectives will be

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<sup>1</sup> Year 2000 Development Urban Renewal Plan

<sup>2</sup> City of Lincoln City Economic Opportunities Analysis and Housing Needs Analysis 2017

directly supported by brownfield redevelopment efforts by decreasing costs to developers on new construction sites requiring environmental assessment and remediation.

#### 1.b.ii. Outcomes and Benefits of Reuse Strategy:

Community-wide assessment activities will bring economic development to the designated Opportunity Zone. By definition, this target area is an economically disadvantaged community with limited financial capacity for brownfield redevelopment without public assistance. The redevelopment of targeted brownfield properties identified in *Section 1.a.ii.* will benefit the nearby income-qualified affordable workforce housing units with increased services, education, and employment within walking distance. Redevelopment of a former commercial dry-cleaner at the 1954 NE Highway 101 property will incentivize sale of that property to be moved into higher utilization with commercial development. Lincoln City will promote the sustainable reuse and energy efficiency of existing buildings and structures where applicable. The City has reused existing buildings. One key example is a former auto repair shop that the URA purchased, completed environmental clean-up, and brought up to code, that now functions as a glass blowing studio which is a major tourist attraction in Lincoln City.

#### **1.c. Strategy for Leveraging Resources**

##### 1.c.i. Resources Needed for Site Reuse

Lincoln City is eligible and has an opportunity to leverage funding from the existing Year 2000 Plan through the development of a new Brownfield Redevelopment tool in the form of a small loan/grant program to directly assist private property owners. CWA projects will also benefit from private investment in the designated Opportunity Zone. The City has a strong history of leveraging funding for brownfield redevelopment projects. The City was awarded a Business Oregon Brownfields Program Integrated Planning Grant in 2020. Grant funds were used to work with a project consultant to create an inventory of underutilized and brownfield properties in Lincoln City. CWA grant funds will be used to further this work by providing assistance for assessments and redevelopment plans on identified brownfield properties.

##### 1.c.ii. Use of Existing Infrastructure

CWA grant funds will facilitate the use of existing infrastructure within the target area. The key commercial corridor that drives tourism throughout the city limits is Highway 101, and also runs through the target area. The target brownfield properties are each located directly along Highway 101, which allows for easy auto access for commercial buildings. The City maintains infrastructure, and residents within the city limits have access to sewer, storm and drinking water, electrical, telecommunications, natural gas, and transportation infrastructure. Additional support for maintaining available infrastructure is available through Lincoln City Public Works and Parks & Recreation departments.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

#### 2.a.i. The Community's Need for Funding

Lincoln City has a median household income of \$38,010, very limited transportation options (one public bus with limited service hours), a 72% rate for 'free and reduced lunch eligibility', and a poverty rate of 20.9%. As Lincoln City is a strictly tourism-based town, the majority of families work in the travel accommodation and food service industry in addition to retail trade. Communities along the Oregon coast, and Lincoln City in particular, have been significantly impacted by COVID-19 through job loss rates and loss in tourism revenue. Lincoln County

reported a 4.4% rate of unemployment in July 2019, compared to 14.7% in July 2020<sup>3</sup>. In April 2020 in response to the financial impacts of COVID-19 and the loss of Transient Room Tax revenue, city staff delayed projects or cut approximately \$1,800,000 in the FY2020 budget.

#### 2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: In Lincoln City 25.4% of the population is 65 and over, well above that demographic in the state of 16.7%. There is also a higher rate of residents living below the poverty line in Lincoln City, and specifically within the target area. The demographic data in Table 2 highlights a clear need for public funding through local government allocation of brownfield redevelopment funding to support these sensitive populations. CWA funds will facilitate the identification and reduction of threats to the welfare of low-income residents within the target area by aligning remediation with planned reuse strategies through a strategic Public Involvement Plan. Redevelopment of brownfield sites will increase needed affordable and workforce housing units.

Table 2. Demographic data of Census Tract 9503.04<sup>4</sup>

	Target Area	Lincoln City	Lincoln County	Oregon	United States
Total Population	3,553	8,684	47,881	4,081,943	322,903,030
Population under 18	19.4%	18.5%	17.1%	21.3%	22.8%
Population 65 years and over	<b>27.1%</b>	<b>25.4%</b>	<b>27.1%</b>	<b>16.7%</b>	15.2%
Population with less than High School Diploma	11.6%	12.1%	9.4%	9.6%	12.4%
Median household income (USD)	39,693	38,010	46,061	59,393	60,293
Per capita income (USD)	24,184	22,760	27,072	32,045	32,621
Households receiving Food Stamp/SNAP benefits	<b>21.4%</b>	<b>24.8%</b>	<b>21.6%</b>	<b>16.8%</b>	12.2%
Poverty rate	<b>22.4%</b>	<b>20.9%</b>	<b>16.7%</b>	14.1%	14.1%
Population with no health insurance coverage	<b>13.9%</b>	<b>10.0%</b>	<b>9.9%</b>	7.3%	9.4%

Shaded values exceed state levels, **bolded** values exceed national levels, x=data unavailable

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Table 3 outlines the percentage of adults ever diagnosed with chronic conditions in Lincoln County (this data is not available at the city-level). It is clear that residents with lower incomes in the county have higher percentage of chronic health conditions. Given the percentage of low-income residents in Lincoln City, and the percent of population with no health

Table 3. Percentage of adults in Lincoln County ever diagnosed with chronic diseases<sup>5</sup>

	Asthma	COPD	Diabetes
Less than <\$20,000	18.5	27.2	16.5
\$20,000 to <\$50,000	10.0	--	14.5
\$50,000 or more	4.4	11.4	9.2
Overall	10.1	13.1	13.3

<sup>3</sup> Data from State of Oregon Employment Department. [qualityinfo.org](http://qualityinfo.org)

<sup>4</sup> US Census Bureau American Community Survey 2018 5-year estimates

<sup>5</sup> Data from Oregon Health Authority Chronic Disease Prevention Program.

<https://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/CHRONICDISEASE/DATAREPORTS/Pages/Adult-Prevalence.aspx>

insurance coverage, there is a concern over addressing brownfield contamination that could impact these environmentally attributable diseases. The City will work with the project Consultant to solicit input from an organized Brownfield Advisory Committee to identify priority brownfield sites, align redevelopment of those sites with community priorities, and plan for necessary remediation activities to lessen the burden that brownfield contamination may place on individuals with environmentally attributable chronic health conditions.

**(3) Disproportionally Impacted Populations:**

The target area has a higher percentage of people with no health insurance coverage. The higher rate of no health insurance compounded with higher percentage of households living below the poverty line indicates the need to increase capacity to respond to hazardous substances, pollutants, contaminants, or petroleum associated with brownfield sites that commonly cause disease or adverse health conditions. Table 4 highlights the environmental justice indicators and demographics for communities in the target area. The development of income-qualified affordable housing and workforce housing units through brownfield site remediation and redevelopment will increase opportunities for low-income and cost-burdened residents to have access to affordable homes without exposure to hazardous substances and contaminants associated with brownfield sites.

Table 4. EPA Environmental Justice Indicators <sup>6</sup>	Percentile in State
Index for Particulate Matter	76
Respiratory Hazard Index	75
Lead Paint Indicator	78
Low Income Population	80
% Minority	69
Age over 64	79

**2.b. Community Engagement**

**2.b.i. Project Involvement and 2.b.ii. Project Roles**

Name of organization/ entity/group	Point of contact (name, email & phone)	Specific involvement in the project or assistance provided
Business Oregon Brownfields Program	Karen Homolac; 503.986.0191 Karen.Homolac@state.or.us;	Continued monetary and technical support for brownfield programs
Oregon DEQ	Mary Camarata, 541.601.0408 Mary.Camarata@state.or.us	Provide advice of assessment and cleanup approaches; liaison to state regional solutions team
Lincoln City Public Works	Lila Bradley, 541.996.2154.; LilaB@lincolncity.org	Participation on Brownfield Advisory Committee (BAC) and coordination with City Public Works efforts
Lincoln City Planning & Building	Planning Director (TBD), 541.996.2153	Participation on BAC and coordination with City Planning & Building efforts in compliance with City Comprehensive Plan
Lincoln City Parks & Recreation	Jeanne Sprague, 541.996.1222; JSprague@lincolncity.org	Participation on BAC and coordination with City Parks & Recreation efforts, specifically reuse plans for the former Taft Elementary site

<sup>6</sup> Data from EPA's Environmental Justice Screening and Mapping Tool. <https://www.epa.gov/ejscreen>

### 2.b.iii. Incorporating Community Input

The City has already begun initial outreach to property owners of the target brownfield properties as part of the Underutilized Property Survey completed in September 2020. The purpose of this initial outreach was to understand the goals for the properties and any apparent barriers to sale or redevelopment of that property. Given social distancing requirements, outreach to property owners was conducted via phone, email, and mailed questionnaires. Project progress will be communicated to the local community through updates to the Lincoln City City Council. These meetings are held bi-weekly, and project progress will be shared as needed. City Hall remains closed through COVID-19, but does open the Council Chambers to the public specifically for City Council meeting with strict social distancing enforced. These meetings are also streamed on Government Access Channel 4 and the City's website to allow multiple platforms for residents to watch the meetings and provide public comment. Project progress will also be communicated through the following platforms: City's website and associated social media, community talk radio announcements, presentations to social and professional organizations, e-mail distributions, and traditional media.

To further guide community input, a Brownfield Advisory Committee (BAC) will be formed if CWA funds are awarded to help guide grant-related activities and provide input on key milestones. City staff and their Consultant will work with the BAC to review the existing brownfield inventory to identify priority sites based on BAC considerations, including: current use, redevelopment potential, public health concerns, alignment with current plans, and infrastructure availability. Community members and stakeholders that will be approached to participate on the BAC should funds be awarded will include representatives from: Lincoln City Public Works, Lincoln City Planning & Building, Lincoln City Parks & Recreation, Lincoln City Economic Development, Small Business Development Center of Lincoln County, Lincoln City Chamber of Commerce, and the Bay Area Merchants Association.

## **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

### **3.a. Description of Tasks/Activities and Outputs**

<b>Task 1: Project Management and Reporting</b>
<u>i. Project Implementation.</u> This task includes compliance reporting (quarterly and final reports, ACRES updates, annual DBE and Financial Reports, etc.). Reports will be prepared by assistance from the consultant. The consultant will facilitate quarterly updates with EPA and DEQ. One (at minimum) City staff will attend two regional and one national brownfields-related conference.
<u>ii. Schedule.</u> This task will occur quarterly throughout the grant period.
<u>iii. Task/Activity Lead.</u> City of Lincoln City, Alison Robertson, with support from Consultant
<u>iv. Outputs.</u> Quarterly and final reports, ACRES updates, annual DBE and financial reports.
<b>Task 2: Community Involvement and Site Prioritization</b>
<u>i. Project Implementation:</u> This task includes preparation of a Public Involvement Plan (PIP) that reflects approaches that have proven to be effective in the target areas. Activities are expected to include one community open house (may be a virtual event considering COVID-19 social distancing guidelines), preparing informational materials, hosting a project Web page, and providing opportunities for additional public involvement and input through City Council and other public meetings and community events. More details of the community involvement are described in <i>Section 2.b</i> . The City will convene a Brownfield Advisory Committee (BAC) to help



guide grant-related activities and provide input on key milestones. The BAC will work with City staff and their Consultant to review the inventory completed in 2020 to identify priority sites for outreach and engagement. Priority sites will be identified based on criteria established through facilitated discussion with the BAC and may include: current use, redevelopment potential, public health concern, alignment with current plans, and infrastructure availability.
<u>ii. Schedule.</u> 1st Quarter: prepare PIP, schedule community events. 2 <sup>nd</sup> Quarter: set up project web page and prepare informational materials. Yr. 1: Host community event to highlight opportunities made available through the grant funding. Yrs. 1-3: Share information with the community as milestones/input opportunities necessitate. Brownfield site prioritization will be conducted in the first 6 months of the grant.
<u>iii. Task/Activity Lead.</u> City of Lincoln City, Alison Robertson, with support from Consultant to facilitate meetings, prepare public involvement materials, and summary notes. Consultant will also coordinate management of brownfield inventory prioritization.
<u>iv. Outputs.</u> Public Involvement Plan, informational materials, community meeting materials and summary notes, brownfield inventory prioritization summary memo.
<b>Task 3: Environmental Site Assessments (ESAs)</b>
<u>i. Project Implementation.</u> Under direction of the City, the Consultant firm will prepare eligibility determinations and complete an estimated 6 Phase I ESAs. Phase I ESAs will be performed consistent with the All Appropriate Inquiries Final Rule and the latest ASTM standards. 4 Phase II ESAs will be conducted. A Programmatic Quality Assurance Project Plan (QAPP) that will address both hazardous and petroleum contaminated sites. Site Specific Sampling and Analysis Plans (SAP) and Health and Safety Plans (HASP) will be prepared for each priority site selected for Phase II ESA. The QAPP and site-specific plans will be reviewed and approved by EPA prior to conducting sampling. Historic Preservation Act Section 106 consultations will be conducted prior to conducting sampling.
<u>ii. Schedule.</u> QAPP will be prepared in the first 6 months. Yr 1: Phase II assessment of priority site as determined through public input. The project will target 2 Phase I/II ESAs annually over the first 2 years of the project.
<u>iii. Task/Activity Lead.</u> City of Lincoln City, Alison Robertson will lead this task. The Consultant will prepare the technical documents.
<u>iv. Outputs.</u> QAPP, 6 Phase I ESAs, 4 Phase II ESAs with SAP and HASP.
<b>Task 4: Cleanup and Reuse Planning</b>
<u>i. Project Implementation.</u> Analysis of Brownfield Cleanup Alternatives (ABCA) and Cleanup Plans will be prepared for 2 sites. ABCAs will comply with EPA guidance and include evaluation of green remediation options. Cleanup Plans will position the site for the preferred remedial action identified in the ABCA. The City will engage with DEQ to coordinate review of Cleanup Plans. Reuse plans will be prepared for those sites, and will include market assessment, physical site plan, and implementation strategy to address risk management and funding.
<u>ii. Schedule.</u> Yr 2: ABCA, Cleanup Plan and Reuse Plan for the priority sites (as determined through public input). Yr 3: 1 ABCA, 1 Cleanup Plan and 1 Reuse Plan.
<u>iii. Task/Activity Lead.</u> City of Lincoln City, Alison Robertson. The Consultant will prepare the technical documents.
<u>iv. Outputs.</u> 2 ABCA, 2 Cleanup Plans, 2 Reuse Plans.

### 3.b. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Project Management & Reporting	Community Involvement & Site Prioritization	Environmental Site Assessments	Cleanup & Reuse Planning	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel <sup>1</sup>	\$6,000				\$6,000
	Equipment <sup>2</sup>					
	Supplies					
	Contractual	\$13,500	\$18,900	\$165,000	\$76,600	\$274,000
	Other				\$20,000	
Total Direct Costs <sup>3</sup>			\$19,500	\$18,900	\$165,000	\$96,600
Indirect Costs <sup>3</sup>						
<b>Total Budget</b>			\$19,500	\$18,900	\$165,000	\$96,600
<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds.						
<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.						
<sup>3</sup> Administrative costs (direct and/or indirect) for the MP Grant applicant itself cannot exceed 5% of the total EPA-requested funds.						

Task	Cost Basis & Assumptions (Average rate of \$150/hr for Consultant)
1. Project Management	<u>Travel Costs: \$6,000</u> <ul style="list-style-type: none"> <li>National Brownfields Conference: \$4,000</li> <li>Regional/State Brownfields Conference: \$2,000</li> </ul> <u>Contractual Costs: \$13,500</u> <ul style="list-style-type: none"> <li>60 monthly coordination meetings: \$9,000 (60hrs x \$150/hr)</li> <li>Progress and final reporting: \$4,500 (30 hrs x \$150/hr)</li> </ul>
2. Community Involvement and Site Prioritization	<u>Contractual Costs: \$18,900</u> <ul style="list-style-type: none"> <li>Prepare Project Fact Sheets: \$4,500 (30 hrs x \$150/hr)</li> <li>Prepare Public Involvement Plan: \$3,000 (20 hrs x \$150/hr)</li> <li>Planning and Facilitation of Community meetings: \$6,000 (40 hrs x 150/hr)</li> <li>Brownfield site prioritization exercise: \$1,800 (12 hours x \$150/hr)</li> </ul>
3. Environmental Site Assessments (ESAs)	<u>Contractual Costs: \$165,100</u> <ul style="list-style-type: none"> <li>Prepare Programmatic QAPP: \$9,000 (60 hrs x \$150/hr)*</li> <li>Prepare 6 Phase I ESAs: \$27,000 (6 x \$4,500)</li> <li>Prepare 6 Phase II ESAs: \$120,100 (800 hrs x 150/hr)*</li> <li>Complete federal cross-cutting reviews: \$9,000 (60 hrs x 150/hr)*</li> </ul>
4. Cleanup and Reuse Planning	<u>Contractual Costs: \$76,600</u> <ul style="list-style-type: none"> <li>Prepare 4 ABCA reports: \$22,600 (151 hrs x \$150/hr)</li> <li>Prepare 4 Cleanup Plans: \$24,000 (160 hrs x \$150/hr)</li> <li>Prepare 4 Reuse Plans: \$30,000 (200 hrs x \$150/hr)</li> </ul>

### 3.c. Measuring Environmental Results

Lincoln City will measure results on a quarterly basis in coordination with quarterly progress reports. Results will be measured through comparing output and outcome goals to those

achieved during that quarter and evaluating the sufficiency of the remaining budget and time to complete the remaining tasks. Output goals include: Public Involvement Plan, informational materials, community meeting materials and summary notes, brownfield inventory prioritization summary memo, 6 Phase I ESAs, 4 Phase II ESAs, 2 ABCA, 2 Cleanup Plans, and 2 Reuse Plans. Measurable outcomes will include: number of regulatory closures achieved, number of properties made shovel-ready for reuse, number of properties/acres of new/renovated commercial, industrial, mixed-use, and residential space, number of property transactions facilitated, number of properties where blight was eliminated, and amount of funding leveraged. Should we fall behind schedule or spending, we will work with the BAC and Consultant to prioritize remaining. All final results will be reported in the ACRES database and in the Close-out Report prepared at the close of the project.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. Programmatic Capability**

##### 4.a.i. & 4.a.ii. Organizational Structure and Experience & Description of Key Staff

Lincoln City has a demonstrated capacity to move development and redevelopment projects forward through strategic funding and partnerships, successfully supporting property acquisition and redevelopment, local tourism efforts, and improving blight, including: acquisition by URA and transfer to City of the former Delake Elementary School building that was brought up to code and now functions as the Lincoln City Cultural Center, acquisition of a former brownfield auto repair shop and cleanup efforts resulting in “No Further Action” for an existing building that is now a glass studio and a major tourist attraction, and moving forward with 8 private property dispositions through City and URA redevelopment partnerships. The first of these properties to move forward with a developer will be an income-qualified workforce housing project. The City expects to see construction beginning on this site in 2022. Within the City of Lincoln City, the Economic Development staff under city administration will be taking on the programmatic and administrative tasks related to the implementation of CWA funds. Economic Development staff, while not an independent department, work collaboratively with all City departments, including Finance, Planning, Public Works, and Parks & Recreation. Across City departments, staff have experience with local, state, and federal grant awards and associated tasks. The following City staff will manage CWA related tasks: Ron Chandler, City Manager: Mr. Chandler is responsible for overseeing the implementation of economic development activities in the city and will provide project oversight. Alison Robertson, Director, Urban Renewal and Economic Development: Ms. Robertson will serve as Project Manager, overseeing all aspects of the project. Jodi Mescher, Economic Development Coordinator: Ms. Mescher will serve as project coordinator, providing oversight of the implementation of all programmatic tasks and coordinating closely with project consultants. Pam Wiren, Administrative Coordinator: Ms. Wiren will serve as administrative coordinator for the implementation of CWA grant funds and associated administrative tasks, including contracting with the project consultant team.

Additional City Staff/Department Heads: Lila Bradley, Public Works Director; David Mattias, Senior Planner, and Jeanne Sprague, Parks & Recreation Director.

##### 4.a.iii. Acquiring Additional Resources

Lincoln City has efficient and fair procurement systems, and will procure additional resources using EPA guidelines. Lincoln City has a demonstrated successful history of leveraging funding

and grant awards from local, state, and federal level funding sources.

#### **4.b. Past Performance and Accomplishments**

(4.b.i. Does not apply)

#### 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: The City received an Integrated Planning Grant through Business Oregon Brownfields Program in FY2020 for \$25,000, with a City matching requirement of \$2,500. The purpose of this assistance agreement was to work with a project consulting team to create a brownfields inventory for Lincoln City. The work completed through the assistance of an Integrated Planning Grant, the City created a brownfields inventory, identifying 99 potential brownfield sites in City limits, and began initial outreach to 8 property owners of targeted redevelopment sites. Another successful project completed through a Business Oregon Brownfields Program grant resulted in the completion of 1 Phase II ESA. The City received a grant award for \$38,990, with a City/URA match of \$4,700 in FY2020. The Phase II ESA was completed in conjunction with a City public property offering for an income-qualified affordable housing project. After completing the Phase II ESA, the URA acquired the property for \$405,000 to align the property with redevelopment plans on the City's adjacent residential property. The output of that program was 1 Phase II ESA completed which resulted in the acquisition of that property by the URA. Lincoln City URA was awarded \$43,000 grant funds from ODOT/DLCD Transportation and Growth Management Program. The funds were used to complete a study of mixed-use development concepts on a property in 2012, resulting in a public property development offering in 2018. The reuse goal is to return the property back to the tax rolls through a public-private development agreement.

(2) Compliance with Grant Requirements: The City completed a contract with the Oregon Business Development Department Brownfields Redevelopment Fund in conjunction with the Integrated Planning Grant award to create an inventory of brownfield sites in the city. The City complied with the terms and conditions under the assistance agreement. All grant funds were used for activities eligible for funding. Using grant funds, the city was able to create a brownfield inventory and conduct initial outreach to property owners of target brownfield sites as outlined in the project scope. CWA funds, if awarded, will be used to target the properties in the brownfield inventory for Phase I and II ESAs and future redevelopment. A separate contract between Lincoln City URA and the Oregon Business Development Department was signed in conjunction with a brownfield grant to complete 1 Phase II ESA at 2510 NE Highway 101. In compliance with the contract terms, Lincoln City URA submitted documents to Oregon Department of Environmental Quality for review and comment. The grant funds were used in compliance with Oregon Business Development Department regulations. The funds awarded through the Transportation and Growth Management Program for development concepts of a URA-owned property complied with grant requirements.

## **City of Lincoln City - Threshold Criteria**

### **1. Applicant Eligibility**

The City of Lincoln City is a General Purpose Unit for Local Government eligible to apply for an Assessment Grant.

### **2. Community Involvement**

To further guide community input, a Brownfield Advisory Committee (BAC) will be formed if CWA funds are awarded to help guide grant-related activities and provide input on key milestones. City staff and their Consultant will work with the BAC to review the existing brownfield inventory to identify priority sites based on BAC considerations, including: current use, redevelopment potential, public health concerns, alignment with current plans, and infrastructure availability. Community members and stakeholders that will be approached to participate on the BAC should funds be awarded will include representatives from: Lincoln City Public Works, Lincoln City Planning & Building, Lincoln City Parks & Recreation, Lincoln City Economic Development, Small Business Development Center of Lincoln County, Lincoln City Chamber of Commerce, and the Bay Area Merchants Association. Project progress will be communicated to the local community through updates to the Lincoln City City Council. These meetings are held bi-weekly, and project progress will be shared as needed. City Hall remains closed through COVID-19, but does open the Council Chambers to the public specifically for City Council meeting with strict social distancing enforced. These meetings are also streamed on Government Access Channel 4 and the City's website to allow multiple platforms for residents to watch the meetings and provide public comment. Project progress will also be communicated through the following platforms: City's website and associated social media, community talk radio announcements, presentations to social and professional organizations, e-mail distributions, and traditional media.

### **3. Expenditure of Assessment Grant Funds**

The City of Lincoln City does not currently have an active Assessment Grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

082631680

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Lincoln City

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

93-0523629

\* c. Organizational DUNS:

0826316800000

### d. Address:

\* Street1:

801 SW Highway 101

Street2:

PO Box 50

\* City:

Lincoln City

County/Parish:

Lincoln

\* State:

OR: Oregon

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

97367-2766

### e. Organizational Unit:

Department Name:

City Administration

Division Name:

Economic Development

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Jodi

Middle Name:

\* Last Name:

Mescher

Suffix:

Title:

Economic Development Coordinator

Organizational Affiliation:

City of Lincoln City

\* Telephone Number:

541-996-5365

Fax Number:

\* Email:

jmescher@lincolncity.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

\* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Lincoln City Brownfield Community-Wide Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: